

Real Property Master Planning

Holistic comprehensive development

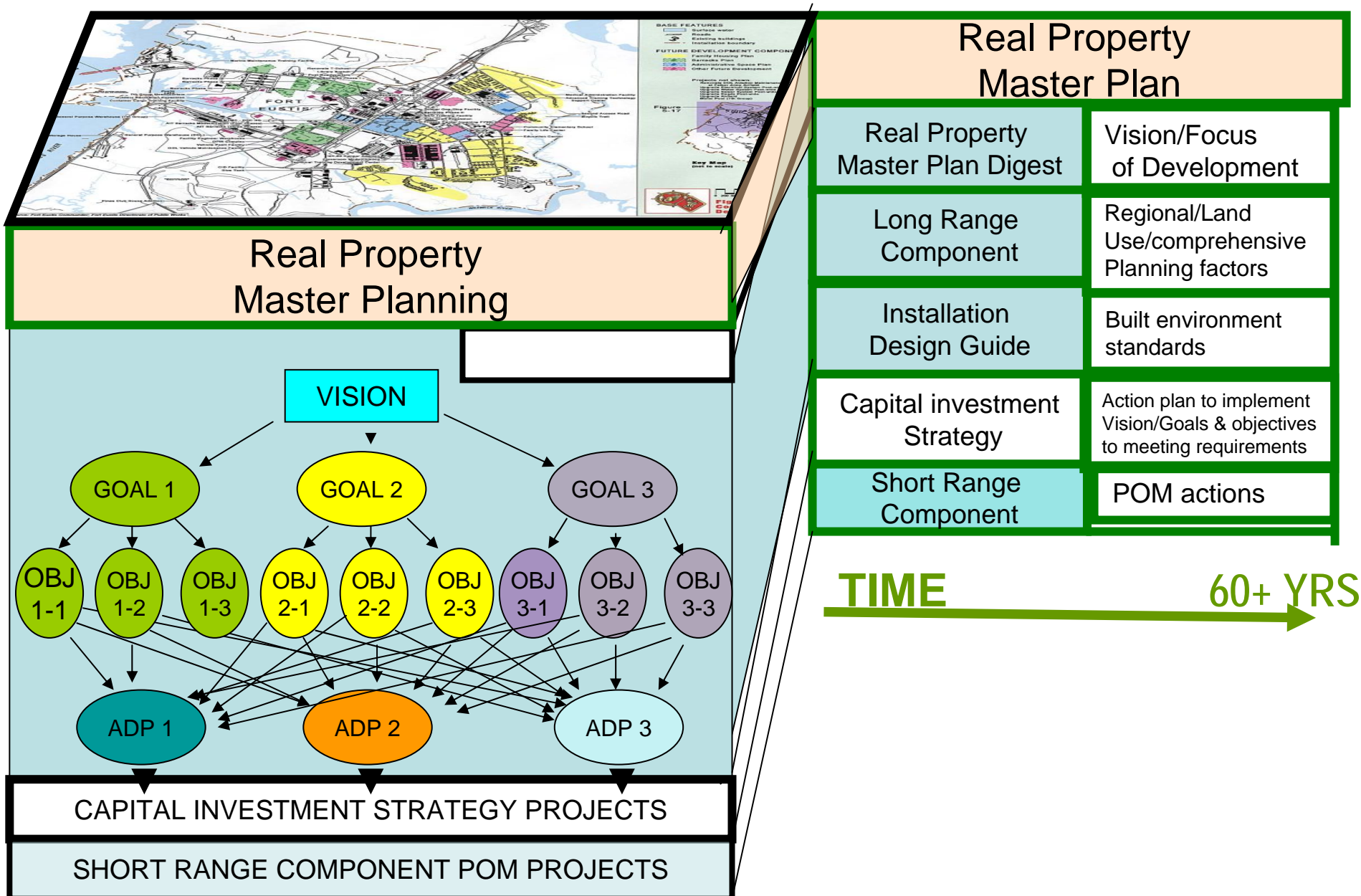
Sharing Future Space Workshop
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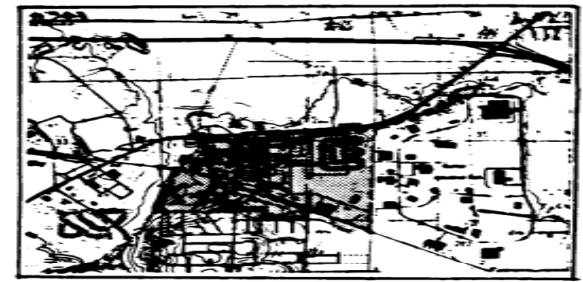
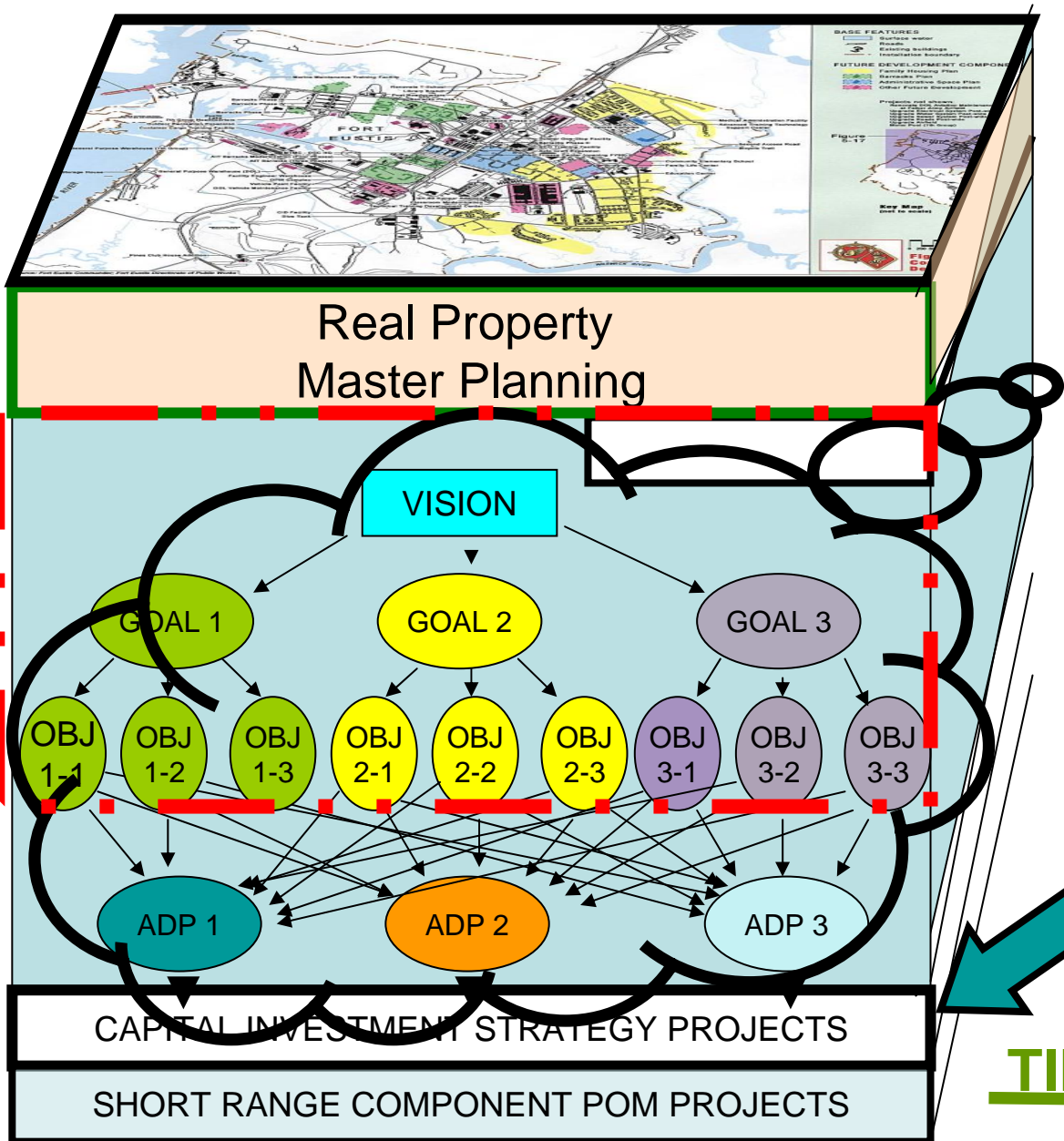
Purpose

- Illustrate how Army Master Planning process supports holistic planning and development
- To illustrate that using established professional Planning techniques of Area Development Planning can enhance the quality of comprehensive Planning and Development

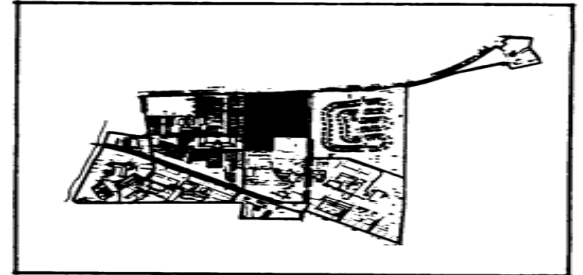
Army Real Property Master Planning



Planning comprehensiveness



region



S

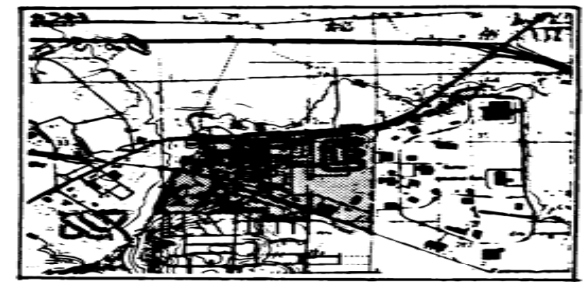
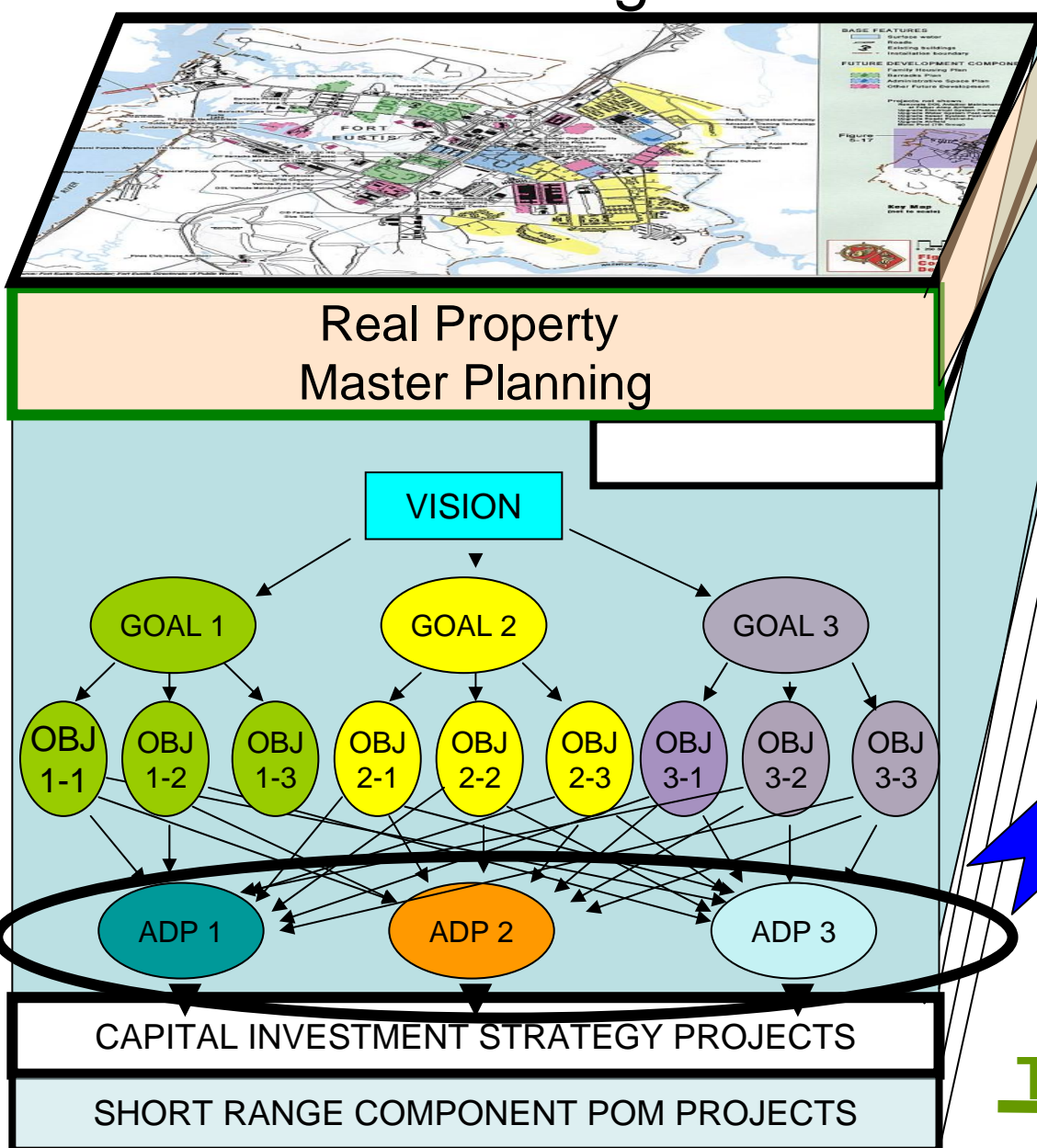
Planning Goals

Sustainability
Critical Infrastructure
Protection
Effective Land Use
Flexible Development-
Changing Missions
..planning principles

TIM

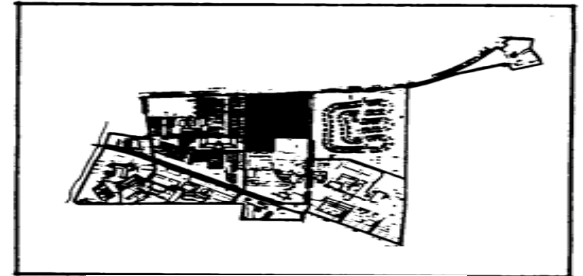
Figure 1.1 Scales of Facility Planning

Area Development Plans Focuses Planning



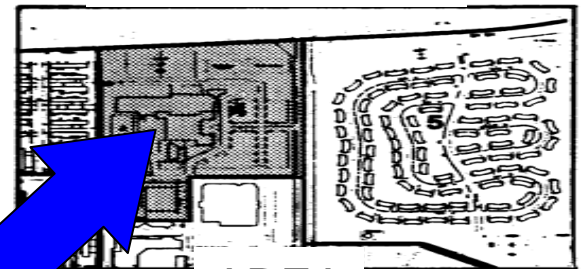
region

REGION



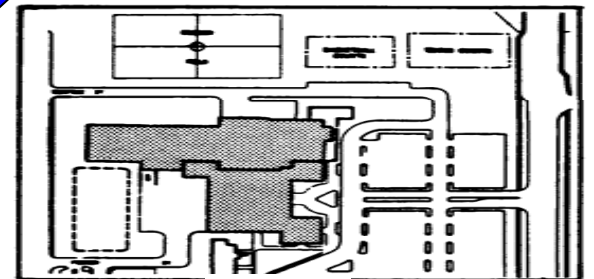
install

INSTALLATION



area

AREA



site

SITE

TIM

Figure 1.1 Scales of Facility Planning

Area Development Plan

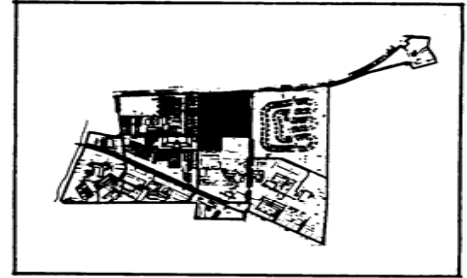
Examines a specific area within an installation which is unified by its function or architectural area

ADP provides an important link between the RPMP and Site planning for the individual construction projects.

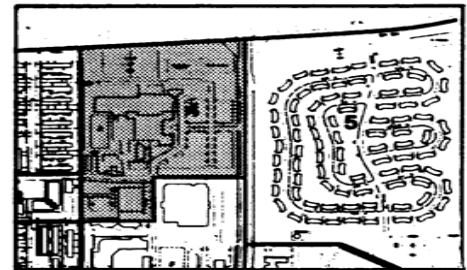
ADP provides a detailed framework for decisions on Proposals contained in the Long Range Future Development Plan (LRC) for functional areas of the installation



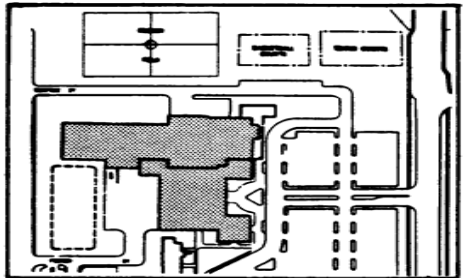
region



installation



area



site

Figure 1.1 Scales of Facility Planning

Why is an ADP prepared?

A change in mission for a specific portion or group of facilities

Need to focus on a specific area which will undergo a considerable change; need to resolve specific base problems (e.g. circulation, conflicts, functional problems, etc.)

Need to prepare a plan for a portion of the base prior to the completion of the RPMP, if RPMP has not been updated.

Need to address changes within an area due to downsizing.

Need to meet RP requirements for project funding IAW with
TAB/RPLANS

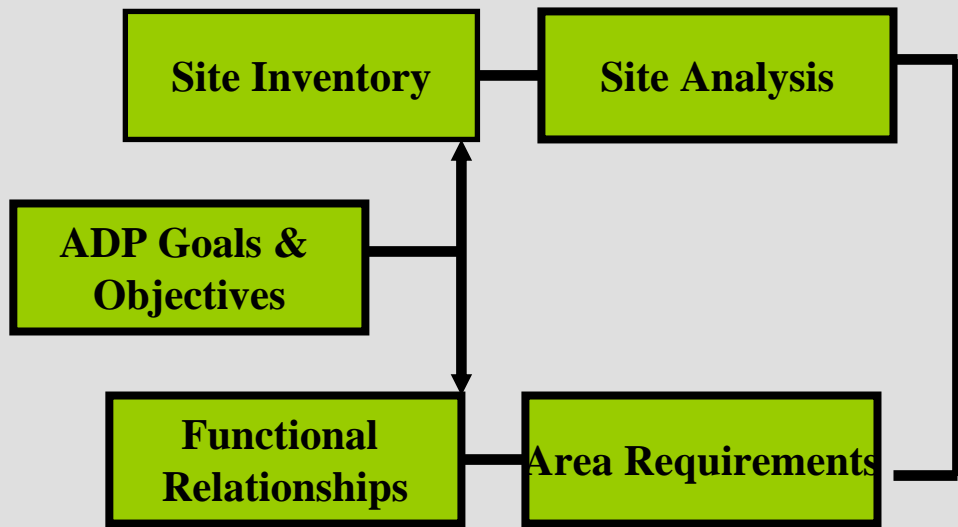
Why is an ADP prepared?

Urban Design Issues

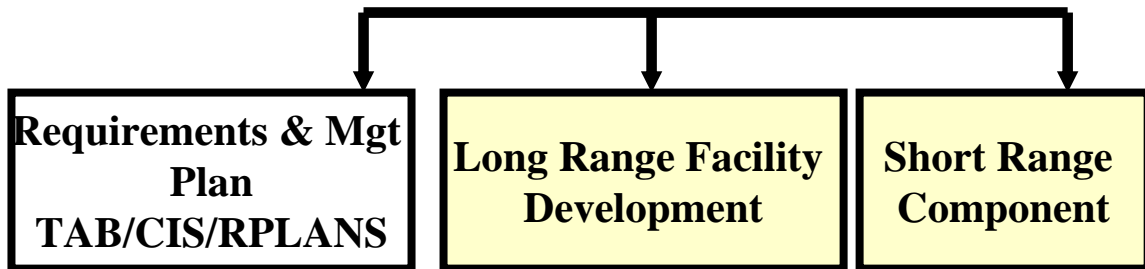
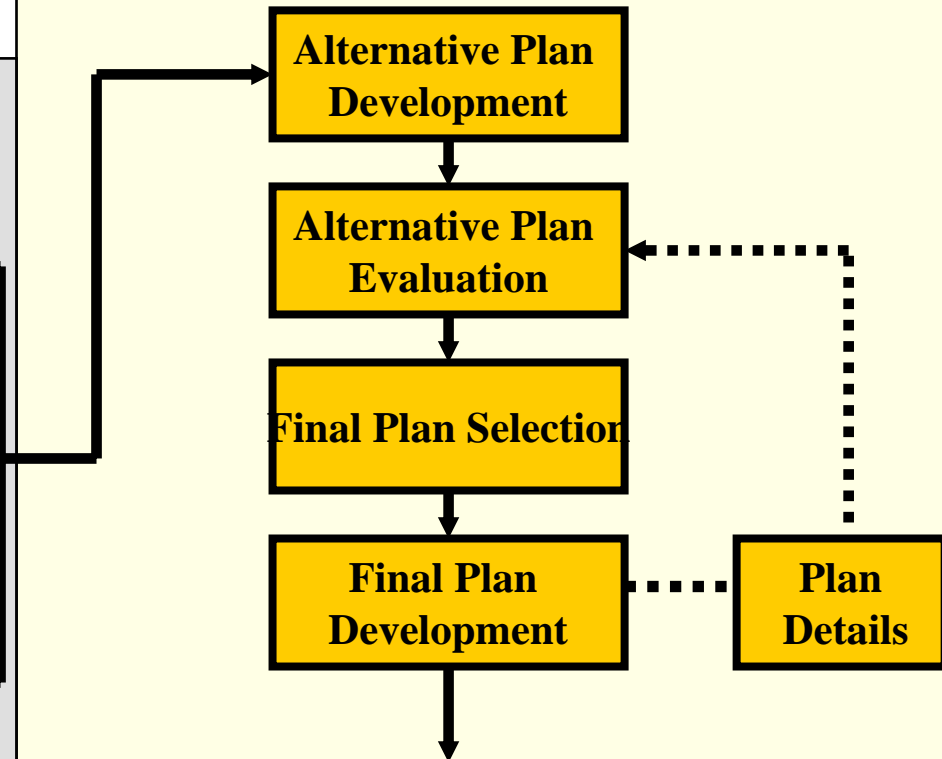
- ✓ opportunity to incorporate urban design principles into the Facility Planning Process
- ✓ opportunity for urban design considerations for Scale, mass, architectural style and landscape features such that the TOTAL environment of the area is designed as a whole.

ADP Process

1- IDENTIFICATION



2- EVALUATION



3- IMPLEMENTATION

Area Development Plan Components

I. Area Development Plan Report; provides the following assessment and recommendations:

- Effect of the ADP on the installation's Master Plan particularly noting impact on Land Use Plan
- Proposed facility requirements (i.e. requirements analysis)
- Recommended Transportation Improvements
- Recommended utilities systems upgrades and infrastructure improvements needed to meet facility requirements
- Architectural Design Recommendations/guidelines
- Landscape Architectural Recommendations and guidelines
- Environmental Protection strategies/considerations
- Considerations for Sustainable Development, Critical Infrastructure Assurance (AT/FP)
- Description of the process used to formulate the final plan to include identification of the comprehensive goals & objectives for the project and the relationship to the existing master plan, functional relationships, requirements (both land and facilities) to be met, site inventory (constraints & opportunities), alternative development

II. Final ADP Plan provides a series of Maps/plans that show

- Building envelope drawn to reflect required square footage and desired orientation
- Actual building setbacks
- All road and parking layouts- parking lots show actual number of vehicles to be accommodated
- Required pedestrian circulation (existing and proposed)
- Areas set for aside for plazas, and other large scale open areas including landscaping, special pavements, and street furnishings/ lighting (per the IDG)
- Service areas
- Areas for expansion planned or otherwise

III. Implementation Plan provides

- Site plan identifying project phasing
- Project documentation/programming estimates

ADP Product

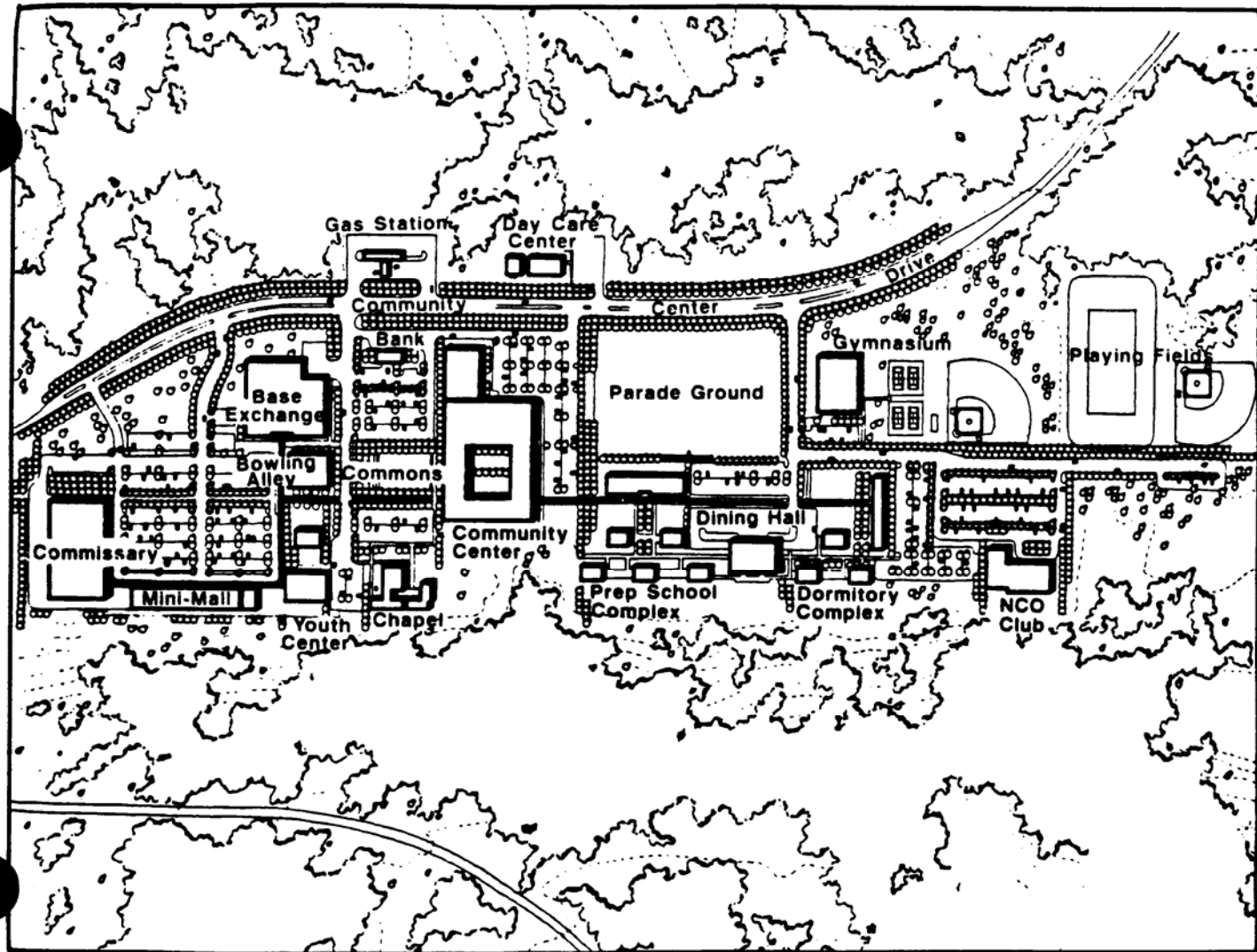


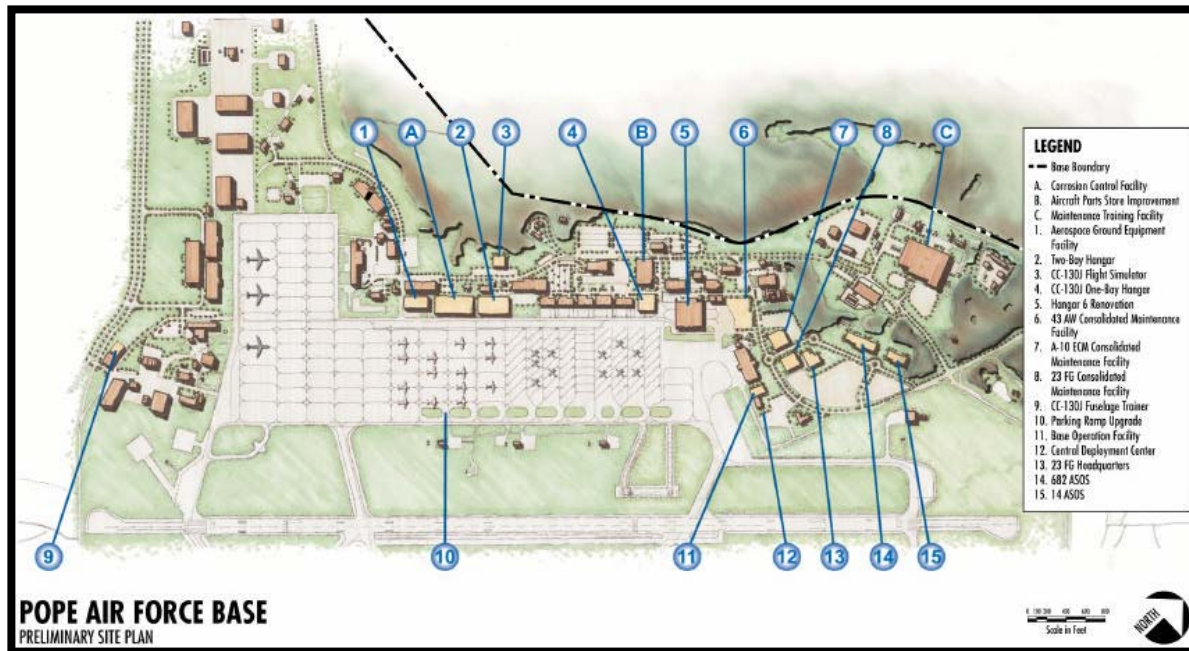
Figure 2.18 Final Plan

Value of ADP in RPMP

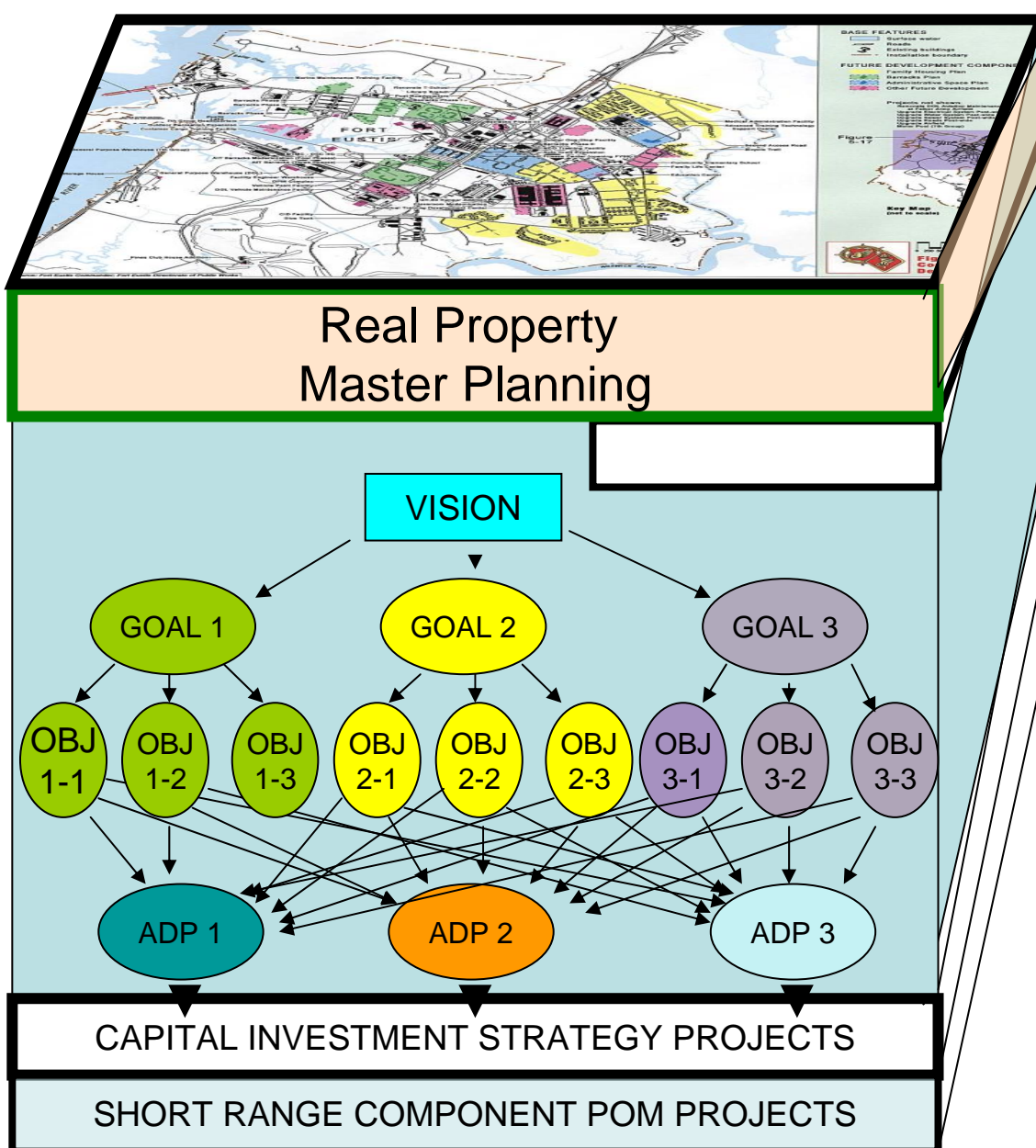
The most important characteristics of the ADP process include:

- Thorough analysis of physical features of the area as well as programmatic requirements.
- An involvement of the ultimate users of the facilities, through early interviews in the process.
- An exploration of multiple alternatives before setting on a final plan ensures siting decisions based on many points of view.
- The Final Plan illustrates all siting decisions and shows the final form of the Area after all project construction is complete
- An implementation and phasing strategy to complement the final Plan and ensure problem-free construction

Sample Area Development Plan



Army Real Property Master Planning



Take Aways

Master Planning is not broken

RPMP process provides holistic
Planning process
proven Professional practice

Through commitment to
Planning Principles
comprehensive
Planning can be
Achieved

Area Development Planning
Provides planning tool for
Holistic Focused planning

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